



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: December 22, 2016

LAND USE NUMBER: LUA16-000922, ECF, SA-H,

PROJECT NAME: Talbot Hill Substation Improvements

PROJECT DESCRIPTION: PSE is requesting Hearing Examiner Conditional Use Permit, Environmental (SEPA) Review, and Site Plan Review for proposed Talbot Hill Substation improvements located at 2400 S Puget Dr. (parcel numbers 2023059003 and 2023059066). The project site totals 50.4 acres and is zoned Residential-8 (R-8). PSE is proposing to rebuild a portion of the Talbot Hill Substation in order to replace aging equipment and provide more reliability for the transmission lines connected to the substation. The existing control house will be demolished and a new control house will be constructed in its place. The proposed new control house exceeds the maximum height for accessory structures within the R-8 zone, and therefore requires approval of a Hearing Examiner Conditional Use Permit. The existing 230kV substation equipment inside the fence is proposed to be removed, including steel structures and foundations. The new equipment will be reconfigured to create a more efficient and more reliable substation and allow for flexible functioning of the system. The proposal includes some transmission line work outside the substation fence; however, no additional transmission lines are proposed with the rebuild of this project. A new storm drainage system will be constructed within the fenced area and a detention pond will be installed south of the southerly substation fence. The detention pond will involve an excavation of more than 500 cubic yards, which will trigger SEPA Review. The substation footprint will remain unchanged. The storm improvements will require the removal of 63 trees. Additional driveway improvements are proposed to allow larger vehicle access to the substation. The project site contains moderate coalmine hazards, moderate landslide hazards, and sensitive slopes (within 50 feet). The applicant has submitted an Arborist Report and Geotechnical Engineering Study with the application.

PROJECT LOCATION: 2400 S Puget Drive

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance (DNS). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS.

PERMIT APPLICATION DATE: December 6, 2016

NOTICE OF COMPLETE APPLICATION: December 22, 2016

APPLICANT/PROJECT CONTACT PERSON: Angelea Weihs, Assistant Planner/City of Renton/1055 S Grady Way/
Renton, WA 98057/ 425-430-7312/ aweihs@rentonwa.gov

Permits/Review Requested: Environmental (SEPA) Review

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: LUA16-000922, ECF, SA-H, Talbot Hill Substation Improvements

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

Other Permits which may be required:

Building Permit, Construction Permit

Requested Studies:

Arborist’s Report, Drainage Report, Geotechnical Report

Location where application may be reviewed:

Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

PUBLIC HEARING:

Public hearing is tentatively scheduled for **February 14, 2017** before the Renton Hearing Examiner in Renton Council Chambers at 11:00 am on the 7th floor of Renton City Hall located at 1055 South Grady Way.

CONSISTENCY OVERVIEW:

Zoning/Land Use:

The subject site is designated **Residential Medium Density** on the City of Renton Comprehensive Land Use Map and **Residential 8 du/ac** on the City’s Zoning Map.

Environmental Documents that Evaluate the Proposed Project:

Environmental (SEPA) Checklist

Comments on the above application must be submitted in writing to Angelea Weihs, Assistant Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on January 5, 2017. This matter is also tentatively scheduled for a public hearing on February 14, 2017 at 11:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON:

Angelea Weihs, Assistant Planner; Tel: (425) 430-7312; Eml: aweih@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

